

February 24, 1997

OFFICE OF THE HEARING EXAMINER
KING COUNTY, WASHINGTON

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REPORT AND RECOMMENDATION TO THE KING COUNTY COUNCIL.

SUBJECT: Department of Development and Environmental Services File No. **L94P0015**
Proposed Ordinance No. **97-053**

TREEMONT NORTH
Preliminary Plat Application

Location: Lying on the south side of SE 8th Street, near the east terminus of this street, and approximately between 292nd Avenue SE (if extended) and 300th Avenue SE (if constructed)

Applicant: Port Blakely Tree Farms
1325 - Fourth Avenue, 10th Floor
Seattle, WA 98101
(206) 624-5810

SUMMARY OF RECOMMENDATIONS:

Division's Preliminary: Approve, subject to conditions
Division's Final: Approve, subject to conditions (modified)
Examiner: Approve, subject to conditions (modified)

PRELIMINARY MATTERS:

Application or petition submitted: December 1, 1994
Notice of complete application: December 1, 1994

EXAMINER PROCEEDINGS:

Hearing Opened: February 18, 1997, 9:15 a.m.
Hearing Closed: February 18, 1997, 10:50 a.m.

Participants at the proceedings and the exhibits offered and entered are listed in the attached minutes.
A verbatim recording of the hearing is available in the Office of the King County Hearing Examiner.

ISSUES ADDRESSED:

- Road safety and design
- Surface water drainage
- Wildlife habitat

FINDINGS, CONCLUSIONS & RECOMMENDATION: Having reviewed the record in this matter, the Examiner now makes and enters the following:

FINDINGS:

General Information:

Owner/Developer: Port Blakely Tree Farms
1325 Fourth Avenue, 10th Floor
Seattle, WA 98101-2524
(206) 624-5810

Engineer: Subdivision Management, Inc.
Attn: De-En Lang
16031 - 119th Place NE
Bothell, WA 98011
(206) 488-1111

STR: 5-24-7

Location: Lying on the south side of SE 8th Street, near the east terminus of this street, and approximately between 292nd Avenue SE (if extended) and 300th Avenue SE (if constructed)

Zoning: AR-5

Acreage: 100.79

Number of Lots: 18

Lot Size: Ranges from approximately 1.75 to 7 acres

Proposed Use: Detached single-family residences

Sewage Disposal: Individual septic systems

Water Supply: Ames Lake Water Association

Fire District: #27

School District: Snoqualmie Valley School District #410

Complete Application
(Vesting) Date: December 1, 1994

2. Except as modified herein, the facts set forth in the King County Land Use Services Division's preliminary report to the King County Hearing Examiner for the February 18, 1997 public hearing are found to be correct and are incorporated herein by reference. Copies of the LUSD report will be attached hereto for submittal to the Metropolitan King County Council. The LUSD staff recommends approval of the application, subject to conditions.
3. The applicant, Port Blakely Tree Farms, proposes to subdivide 100.79 acres into 18 lots for

single-family housing development within the AR-5 zone. The site is a wooded property located on the crest lying between the Patterson Creek and Snoqualmie River valleys. The Blakely Ridge North development, comprised of comparable five-acre residential tracts, lies to the north of the site, with larger rural residential properties located on the wooded slopes to the west. To the east and northeast lies the Tall Chief Camping Ground. A subdivision application is currently under review for a 239-acre forested parcel to the south, also under Port Blakely Tree Farms ownership.

4. A Mitigated Determination of Non-Significance was issued under SEPA for the proposed development on December 24, 1996. In order to avoid erosion within the ravine system between the plat and Patterson Creek, the highly restrictive stream protection standard has been applied to the site detention facilities. A second SEPA condition is designed to limit both off-site and on-site erosional impacts and to preserve wildlife habitat by requiring the retention of native vegetation within the clearing limits established by the preliminary plat map submitted by the applicant on December 9, 1996. Overall plat clearing is not to exceed 40% of the property. A final SEPA condition limits clearing for infrastructure to the summer dry months and defers individual lot clearing until after the completion of stormwater facilities.
5. Even with the SEPA conditions, drainage impacts from the plat have continued to be a concern both of County Staff and owners of adjacent properties to the west and north. In order to limit run-off impacts to properties west of the plat, a SWM variance has been granted which allows the diversion of most westerly flows from developed portions of the plat to the northern site basin. Areas within lots near the southwest corner of the property which are too far downslope to permit diversion to the center of the site will be subject to infiltration and buffer retention requirements. In order to accommodate additional flows, three culverts within the downstream system for the northern basin will need to be replaced. Also, the plat conditions will require the improvement of an existing detention pond at the northern tip of the property which now overflows to the west rather than to the northern outlet ravine.
6. The large forested wetland which dominates the center of the property contains an abundance of dead or dying snags, and the site overall has been identified as a foraging area for pileated woodpeckers. In addition, neighbors report the presence of bald eagles in the area. In response to wildlife and erosional concerns, the applicant has proposed to limit plat clearing to a total of 40% of the site, and the clearing restrictions cited above have been imposed under SEPA authority. As extensive as these vegetation retention requirements are, however, they are less than those suggested by DDES biologist Tom Beavers, who proposed that "forest clearing shall be limited to three-quarters of an acre per lot to maintain foraging habitat for the pileated woodpecker and to maintain forest habitat for the wildlife species identified in the wildlife study". The level of restriction recommended by Mr. Beavers would probably result in an overall maximum site clearing of approximately 20 acres. As currently configured, site clearing and sensitive areas restrictions will maintain a large open space focused on the central site wetland, as well as a wooded environment along the western plat slopes.
7. On February 6, 1997, a road variance was granted for the proposed reconstruction of the intersection of SE 8th Street and 292nd Avenue SE at the northern extremity of the plat. A road variance was required because entering sight distance standards cannot be fully met at this intersection due to topographical limitations. The realignment will create a four-way intersection where a stop sign can be installed if future conditions warrant.

CONCLUSIONS:

1. If approved subject to the conditions recommended below, the proposed subdivision makes appropriate provision for the public health, safety and welfare; serves the public use and interest; and meets the requirements of RCW 58.17.110.
2. The conditions of approval recommended herein, including dedications and easements, will provide improvements which promote legitimate public purposes, are necessary to serve the subdivision and are proportional to its impacts; are required to make the proposed plat reasonably compatible with the environment; and will carry out applicable state laws and regulations and the laws, policies and objectives of King County.

RECOMMENDATION:

APPROVE the preliminary plat of TREEMONT NORTH, as revised and received December 9, 1996, subject to the following conditions of final plat approval:

1. Compliance with all platting provisions of Title 19 of the King County Code.
2. All persons having an ownership interest in the subject property shall sign on the face of the final plat a dedication which includes the language set forth in King County Council Motion No. 5952.
3. The plat shall comply with the density requirements of the AR-5 zone classification (Title 21). All lots shall also meet the minimum dimensional requirements of the AR-5 zone classification, or shall be as shown on the face of the approved preliminary plat, whichever is larger. Minor revisions to the plat which do not result in substantial changes may be approved at the discretion of the Land Use Services Division (LUSD).
4. The applicant shall obtain final approval from the King County Health Department.
5. All construction and upgrading of public and private roads shall be done in accordance with the King County Road Standards, established and adopted by Ordinance No. 11187.
6. The applicant shall obtain the approval of the King County Fire Protection Engineer certifying the adequacy of the fire hydrant, water main, and fire flow to meet the standards of Chapter 17.08 of the King County Code.
7. Final plat approval shall require full compliance with drainage provisions set forth in King County Code 9.04 and the storm drainage requirements and guidelines as established by the Surface Water Management Division. Compliance may result in reducing the number and/ or location of lots as shown on the preliminary approved plat. The following conditions represent Code requirements which apply to all plats.
 - a. Drainage plans and analysis shall comply with the 1990 King County Surface Water Design Manual and applicable updates (updates adopted on or prior to 12/1/94).

LUSD approval of the drainage and roadway plans is required prior to any construction.

- b. Current standard plan notes and ESC notes, as established by LUSD Engineering Review, shall be shown on the engineering plans.
- c. The following note shall be shown on the final recorded plat:

"All building downspouts, footing drains, and drains from all impervious surfaces such as patios and driveways shall be connected to the permanent storm drain outlet as shown on the approved construction drawings # _____ on file with DDES and/or the King County Department of Transportation. This plan shall be submitted with the application of any building permit. All connections of the drains must be constructed and approved prior to the final building inspection approval. For those lots that are designated for individual lot infiltration systems, the systems shall be constructed at the time of the building permit and shall comply with the plans on file."

- 8. The following conditions specifically address drainage issues for this plat:

- a. The existing detention pond in the northwest corner of the site (Tract A) shall be reconfigured as follows:
 - i. The temporary perforated standpipe in the existing pond shall be removed.
 - ii. The control manhole and pond bottom shall be cleaned to insure proper functioning.
 - iii. Insure that the overflow standpipe and emergency overflow spillway are in the correct vertical relationship.
 - iv. Inventory the existing facility for any deficiencies that prohibit proper functioning of the pond, and correct these deficiencies. Any safety related items must also be addressed. It is the intent of this condition to restore the pond to a functioning detention pond according to 1979 Drainage Manual standards. It is not the intent of this condition to upgrade the pond to the 1990 Surface Water Design Manual.
 - v. Tract A shall be dedicated to King County, and the County will assume maintenance of the facility following correction of the above items.
- b. Culvert improvements are required downstream from proposed Pond 1 for culverts C1B (under 290th Avenue SE), C2B (under Redmond-Fall City Road), and C3B (under SE 8th Street), as required by approved variance L96V0067. The improvements shall consist of enlarging the existing culverts to convey at least the 25-year flow rate. (Note that the aforementioned culvert designations are from the Level 2 Downstream Analysis Offsite Basin Map, received June 26, 1996.)

9. Wetland hydrology shall be maintained following construction to the maximum extent feasible, as determined by LUSD. Hydrologic analysis of wetlands shall occur as part of the engineering plan review.
10. The following road improvements are required for this subdivision, to be constructed according to the 1993 King County Road Standards (KCRS):
 - a. Two-Hundred-Ninety-Second Avenue Southeast shall be improved to the rural neighborhood collector standard.
 - b. Southeast 15th Place and SE 16th Place shall be improved to the rural minor access road standard.
 - c. Two-Hundred-Ninety-Fifth Avenue Southeast (which extends south into the proposed plat of Treemont) shall be constructed to the rural subcollector standard.
 - d. The intersection of 292nd Avenue SE/SE 8th Street shall be improved consistent with the 1993 King County Road Standards and approved Road Variance L96V0014. The intersection shall meet all entering and stopping sight distance requirements, except as modified by Variance L96V0014. Plans for the intersection improvement shall be submitted with the subdivision engineering plan submittal, and shall be reviewed by LUSD, and KCDOT, Road Services Division, Traffic Engineering Section.
 - e. Lots 1 through 5 shall have driveway access from 292nd Ave. SE. The applicant's engineer shall demonstrate on the engineering plans that entering and stopping sight distance can be met by proposed driveway locations. The following note shall be placed on the final plat and engineering plans:

The driveways for Lots 1 through 5 shall gain access from 292nd Avenue SE and shall meet the entering and stopping sight distance requirements of the King County Road Standards.
 - f. Tract H shall be developed as a joint-use driveway. The width of the tract shall be consistent with KCRS 3.01C3a(2), and shall be improved with an 18-foot-wide driving surface, per the provisions of KCRS 3.01. The tract shall be owned and maintained by Lots 13 and 14, and a note to this effect shall appear on the final plat and engineering plans.
 - g. Modifications to the above conditions may be considered by King County, pursuant to the variance procedures in KCRS Section 1.08.
11. Lots 6 and 10 shall not have direct access to 292nd Avenue SE, but rather shall gain access from SE 15th Place. A note to this effect shall appear on the final plat and engineering plans.
12. Right-of-way shall be dedicated to King County, as necessary, to allow for the reconstruction of the intersection of SE 8th Street/292nd Avenue SE, and the future extension of 292nd Avenue SE, consistent with the King County Road Standards and Road Variance No.

L96V0014.

13. Additional right-of-way shall be dedicated to King County along the southeast boundary of Lot 10, so that entering and stopping sight distance can be achieved within the public right-of-way.
14. All utilities within proposed rights-of-way must be included within a franchise approved by the King County Council, prior to final plat recording.
15. The applicant or subsequent owner shall comply with King County Code 27.40, Mitigation Payment System (MPS), by paying the required MPS fee and administration fee as determined by the applicable fee ordinance. The applicant has the option to either: (1) pay the MPS fee at final plat recording, or (2) pay the MPS fee at the time of building permit issuance. If the first option is chosen, the fee paid shall be the fee in effect at the time of plat application and a note shall be placed on the face of the plat that reads, "All fees required by King County Code 27.40, Mitigation Payment System (MPS), have been paid." If the second option is chosen, the fee paid shall be the amount in effect as of the date of building permit application.
16. Lots within this subdivision are subject to King County Ordinance 10162 and Ordinance 12532, which impose impact fees to fund school system improvements needed to serve new development. As a condition of final approval, fifty percent (50%) of the impact fees due for the plat shall be assessed and collected immediately prior to recording, using the fee schedules in effect when the plat received final approval. The balance of the assessed fee shall be allocated evenly to the dwelling units in the plat and shall be collected prior to building permit issuance.
17. The planter islands (if any) within the cul-de-sacs shall be maintained by the abutting lot owners. This shall be stated on the face of the final plat.
18. The following note shall be shown on the final engineering plan and recorded plat:

**RESTRICTIONS FOR SENSITIVE AREA TRACTS AND
SENSITIVE AREAS AND BUFFERS**

Dedication of a sensitive area tract/sensitive area and buffer conveys to the public a beneficial interest in the land within the tract/sensitive area and buffer. This interest includes the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, and protection of plant and animal habitat. The sensitive area tract/sensitive area and buffer imposes upon all present and future owners and occupiers of the land subject to the tract/sensitive area and buffer the obligation, enforceable on behalf of the public by King County, to leave undisturbed all trees and other vegetation within the tract/sensitive area and buffer. The vegetation within the tract/sensitive area and buffer may not be cut, pruned, covered by fill, removed or damaged without approval in writing from the King County Department of Development and Environmental Services or its successor agency, unless otherwise provided by law.

The common boundary between the tract/sensitive area and buffer and the area of

development activity must be marked or otherwise flagged to the satisfaction of King County prior to any clearing, grading, building construction or other development activity on a lot subject to the sensitive area tract/sensitive area and buffer. The required marking or flagging shall remain in place until all development proposal activities in the vicinity of the sensitive area are completed.

No building foundations are allowed beyond the required 15-foot building setback line, unless otherwise provided by law.

19. The proposed subdivision shall comply with the Sensitive Areas Ordinance as outlined in KCC 21.54. Prior to commencing any construction activities on the site, wetlands, streams, steep slopes, and their requisite buffers shall be marked in a highly visible manner (e.g., orange construction fencing), as required by KCC 21.54.120. Prior to engineering plan approval, the applicant shall provide notice on title as outlined in KCC 21A.54.100. Permanent survey marking and signs as specified in KCC 21.54.120 shall also be addressed prior to final plat approval.
20. Preliminary plat review has identified the following sensitive areas issues which apply to this project. All other applicable requirements for sensitive areas shall also be addressed by the applicant.
 - a. Determine the top, toe, and sides of 40% slopes by field survey. Provide a 10-foot buffer and 15-foot building setback from these slopes. The steep slopes and buffer shall be labeled as a Sensitive Area and Buffer.
 - b. The wetlands located in Tracts G and J are Class 2 wetlands. A 50-foot-wide buffer shall be provided from these wetlands. Tracts G and J shall be labeled sensitive area tracts (SAT), which shall include the wetlands and their buffers.
 - c. The wetland located immediately off-site adjacent to Tracts J, K and L is a Class 2 wetland. A 50-foot-wide buffer shall be provided from this wetland within the subject plat, and placed in an SAT.
 - d. A Class 3 stream crosses Tracts A and L. A 25-foot-wide buffer shall be provided on each side of the stream and the stream and buffer shall be placed in an SAT, except as provided in paragraphs "e" and "f" below.
 - e. The above-noted stream may be altered for use as a stormwater retention/detention facility, subject to the provisions of KCC 21.54.320F3.
 - f. Two-Hundred-Ninety-Second Avenue Northeast may cross the above-noted stream, subject to the provisions of KCC 21.54.320B.
 - g. A Class 3 stream exists within Tract C. The location of the stream shall be established by the applicant's engineer, subject to the approval of LUSD. A 25-foot-wide buffer shall be provided on each side of the stream, and the stream and buffer shall be placed in an SAT.

- h. Wetland buffer averaging and stream buffer averaging may be used in the subject plat, subject to the approval of LUSD. Buffer averaging shall be consistent with KCC 21.54.270A3 and 21.54.310A3.
 - i. A 15-foot-wide building setback shall be provided from all SATs.
 - j. The applicant's engineer shall identify the location of erosion hazard areas on the site, as defined by KCC 21.04.345. This delineation shall be approved by an LUSD senior geologist. The requirements of KCC 21.54.170 shall be met for all development within such areas.
- 21. A homeowners' association or other workable organization shall be established to the satisfaction of LUSD which provides for the ownership and continued maintenance of the open space areas.
 - 22. A geotechnical report, dated June 1, 1995, was prepared for the subject property by the applicant's consultant, Soil & Environmental Engineers (S&EE). This report recommends a setback for residences built on slopes "of about 20 to 30 percent" (page 5). A note implementing this setback shall appear on the final plat.
 - 23. An addendum geotechnical report, dated December 19, 1996, was prepared by S&EE concerning the construction of SE 16th Place. A letter from the applicant's geotechnical engineer shall accompany the engineering plan submittal, confirming the engineering plans are consistent with the December 19, 1996 study.
 - 24. The boundary between Lot 11 and Tract F shall be modified, if necessary, to provide a 35-foot setback between the water tank located on Tract F and the Lot 11 boundary. A licensed land surveyor shall certify this setback has been met.
 - 25. The following have been established by SEPA as necessary mitigation requirements for this development. The applicant shall demonstrate compliance with these items prior to final approval.

The proposed detention facilities for this subdivision outlet to the north, turning west down a steep ravine, and finally entering Patterson Creek approximately 1 mile from the site. The ravine has a high erosion potential and is showing signs of existing minor erosion. The following stream protection/detention standard is required in order to mitigate any potential site development contribution to the above problem (King County Comprehensive Plan Policies NE-310 to NE-328, NE-401 to NE-403, and NE-601 to NE-614):

- a. The site detention facilities shall be designed using the SCS-SBUH, 24-hour Storm Method described in the 1990 Design Manual such that post-development 2-year, 10-year, and 100-year storm flows do not exceed pre-development storm flows equaling 1/2 of the 2-year, 2-year, and 10-year flows, respectively. A 30% volumetric safety factor shall be added to the facility.
- b. To further buffer adjoining properties and wetlands from potential drainage and erosion impacts and to preserve wildlife habitat, native vegetation shall be retained on the site

as described below.

Clearing of the site shall generally conform with the clearing limits shown on the preliminary plat map received by LUSD on 12/09/96; however, the final location of the clearing limits may be modified through the final plat process, subject to the approval of an LUSD senior geologist. The area within the lots in the subject plat where clearing is restricted shall be labeled as a Native Growth Protection Easement (NGPE) on the final plat and engineering plans. Regardless of the final location of the clearing limits, in no event shall clearing exceed more than 40% of the plat property, and no clearing shall be permitted in the west 50 feet of Lots 1 and 2.

- c. Clearing of the site for the construction of the plat infrastructure (i.e., roads and stormwater facilities) shall occur only between April 1 and September 1, unless otherwise approved by LUSD. In addition, no clearing of building pads on individual lots shall occur until after the subject plat is recorded or the construction of all stormwater facilities associated with the plat is completed and approved by LUSD. A note implementing these clearing restrictions shall appear on the final engineering plans.

26. The following shall appear on the final plat and engineering plans.

RESTRICTIONS FOR NATIVE GROWTH PROTECTION EASEMENT

Dedication of a native growth protection easement conveys to the public a beneficial interest in the land within the easement. This interest includes the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, and protection of plant and animal habitat. The easement imposes upon all present and future owners and occupiers of the land subject to the easement the obligation, enforceable on behalf of the public by King County, to leave undisturbed all trees and other vegetation within the easement. The vegetation within the easement may not be cut, pruned, covered by fill, removed or damaged without approval in writing from the King County Department of Development and Environmental Services or its successor agency, unless otherwise provided by law.

The common boundary between the easement and the area of development activity must be marked or otherwise flagged to the satisfaction of King County prior to any clearing, grading, building construction or other development activity on a lot subject to the easement. The required marking or flagging shall remain in place until all development proposal activities in the vicinity of the easement are completed.

- 27. Prior to commencing any construction activities on the site associated with plat development, areas containing a native growth protection easement shall be marked in a highly visible manner (e.g. orange construction fencing), and the marking shall remain in place until all development activities are completed.
- 28. Plantings shall be provided within Tract G to mitigate for past clearing activities, consistent with Exhibit No. 27.

29. No clearing shall occur within the western 100 feet of Lots 7, 8 and 9, which area shall be placed within a Native Growth Protection Easement (NGPE).

RECOMMENDED this 24th day of February, 1997.

Stafford L. Smith, Deputy
King County Hearing Examiner

TRANSMITTED this 24th day of February, 1997, to the following parties and interested persons:

Paul Bishop, Ph.D.
1201 Eastlake Avenue East
Seattle, WA 98102

Eastside Consultants
415 Rainier Blvd. North
Issaquah, WA 98027

Jody Garron
100 - 292nd Avenue SE
Fall City, WA 98024

Patrick Gastineau
Subdivision Management, Inc.
16031 - 119th Place NE
Bothell, WA 98011

Mary Jane Godejohn
29228 SE 5th Street
Fall City, WA 98024-7408

King Conservation District
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Renton, WA 98055

De-En Lang
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16031 - 119th Place NE
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Meriwether Leachman
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David & Deborah Luchtel
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Jim & Lisa McKay
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Fall City, WA 98024

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Greg Borba, DDES/LUSD
Laura Casey, DDES/LUSD
Lanny Henoeh, DDES/LUSD
Rich Hudson, DDES/LUSD
Michaelene Manion, DDES/LUSD

Aileen McManus, DDES/Building Services
Lisa Pringle, DDES/LUSD
Steve Townsend, DDES/LUSD
Caroline Whalen, King County Council
Bruce Whittaker, DDES/LUSD

NOTICE OF RIGHT TO APPEAL
AND ADDITIONAL ACTION REQUIRED

In order to appeal the recommendation of the Examiner, written notice of appeal must be filed with the Clerk of the King County Council with a fee of \$125.00 (check payable to King County Office of Finance) on or before March 10, 1997. If a notice of appeal is filed, the original and 6 copies of a written appeal statement specifying the basis for the appeal and argument in support of the appeal must be filed with the Clerk of the King County Council on or before March 17, 1997. Appeal statements may refer only to facts contained in the hearing record; new facts may not be presented on appeal.

Filing requires actual delivery to the Office of the Clerk of the Council, Room 403, King County Courthouse, prior to the close of business (4:30 p.m.) on the date due. Prior mailing is not sufficient if actual receipt by the Clerk does not occur within the applicable time period. The Examiner does not have authority to extend the time period unless the Office of the Clerk is not open on the specified closing date, in which event delivery prior to the close of business on the next business day is sufficient

to meet the filing requirement.

If a written notice of appeal and filing fee are not filed within fourteen (14) calendar days of the date of this report, or if a written appeal statement and argument are not filed within twenty-one (21) calendar days of the date of this report, the Clerk of the Council shall place a proposed ordinance which implements the Examiner's recommended action on the agenda of the next available Council meeting. At that meeting, the Council may adopt the Examiner's recommendation, may defer action, may refer the matter to a Council committee, or may remand to the Examiner for further hearing or further consideration.

Action of the Council Final. The action of the Council approving or adopting a recommendation of the Examiner shall be final and conclusive unless a proceeding for review pursuant to the Land Use Petition Act is commenced by filing a land use petition in the Superior Court for King County and serving all necessary parties within twenty-one (21) days of the date on which the Council passes an ordinance acting on this matter.

MINUTES OF THE FEBRUARY 18, 1997 PUBLIC HEARING ON DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES FILE NO. L94P0015 - TREEMONT NORTH:

Stafford L. Smith was the Hearing Examiner in this matter. Participating in the hearing were Lanny Henoch, Bruce Whittaker, De-En Lang, Patrick Gastineau, and Deborah Luchtel.

Exhibit No. 1	Department of Development and Environmental Services File No. L94P0015 - Treemont North
Exhibit No. 2	Department of Development and Environmental Services Preliminary Report to the King County Hearing Examiner for the February 18, 1997 public hearing
Exhibit No. 3	Applicant's subdivision application, received December 1, 1994
Exhibit No. 4	Applicant's Environmental Checklist, received December 1, 1994
Exhibit No. 5	Applicant's Revised Environmental Checklist, issued December 9, 1996
Exhibit No. 6	Mitigated Determination of Non-Significance, issued December 24, 1996
Exhibit No. 7	Affidavit of Posting, received January 21, 1997, indicating the property was posted with signs on January 14, 1996, giving notice of the public hearing
Exhibit No. 8	Revised plat map, received December 9, 1996
Exhibit No. 9	Land use map covering west half of 5-24-7; west half of 32-25-7; and east half of 31-25-7
Exhibit No. 10	King County Assessor map for 5-24-7
Exhibit No. 11	Treemont North Wildlife Study, prepared by Headwaters Environmental Consulting, dated June 16, 1995
Exhibit No. 12	Jurisdictional Wetland Determination for The American Adventures Property, prepared by Shapiro & Associates, Inc., dated November 1992
Exhibit No. 13	Treemont North Stream and Wetland Addendum, prepared by Headwaters Environmental Consulting, dated June 15, 1995
Exhibit No. 14	Geotechnical Investigation, prepared by Soil & Environmental Engineers, dated June 1, 1995
Exhibit No. 15	Addendum Geotechnical Report concerning SE 16th Place, within the subject plat, prepared by Soil & Environmental Engineers, dated December 19, 1996
Exhibit No. 16	Treemont North Downstream Drainage Analysis, prepared by Subdivision

- Exhibit No. 17 Management, Inc., dated January 6, 1994
Treemont North Conceptual Drainage Plan & Level II Downstream Analysis, prepared by Ostergaard Robinson & Associates, Inc., dated June 23, 1995
- Exhibit No. 18 Addendum to Treemont North Conceptual Drainage Plan and Level II Downstream Analysis entitled Supplemental Offsite Drainage Analysis Basin "B", prepared by Ostergaard Robinson & Associates, Inc., dated February 11, 1997
- Exhibit No. 19 LUSD File for Road Variance Application L96V0014, including a February 6, 1997 letter from George E. Wannamaker, P.E., approving the requested variance for reduced sight distance
- Exhibit No. 20 Letter from I.O. Tomsevics, dated February 11, 1997
- Exhibit No. 21 Letter from I.O. Tomsevics, received January 17, 1997
- Exhibit No. 22 Letter from David & Deborah Luchtel, dated January 6, 1997
- Exhibit No. 23 Letter from Jim & Lisa McKay, dated January 6, 1997
- Exhibit No. 24 Letter from Paul D. Bishop, dated January 5, 1997
- Exhibit No. 25 Letter from Joe Miles, LUSD, and Jeff O'Neill, Building Services Division, re variance No. L96V0067
- Exhibit No. 26 Revised Affidavit of Posting correcting date of posting to reflect 1997
- Exhibit No. 27 Drawing showing applicant's proposal re: Tract G clearing -- "Buffer Enhancement Planting Plan"
- Exhibit No. 28 LUSD Staff recommended new conditions

SLS:gb

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